

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3385

DATE: October 16, 2002

SCHEDULED PLANNING COMMISSION MEETING: October 30, 2002

PROPOSAL: A change of zone from AGR Agricultural Residential to R-1 Residential.

LAND AREA: Approximately 3.56 acres.

CONCLUSION: This change of zone request is generally consistent with the Comprehensive Plan, however the associated final plat does not show how access will be provided to the lots created. The applicant must demonstrate that the proposed subdivision can be completed in a way that is consistent with the Subdivision Ordinance.

RECOMMENDATION:

Deferral

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 1, Country Place 7th Addition, Lancaster County, Nebraska.

LOCATION: Northeast of the intersection of South 66th Street and Pine Lake Road.

APPLICANT/

OWNER: Vic and Kathleen Hannan
6900 South 66th Street
Lincoln, NE 68516
(402) 423-8839

CONTACT: Brian Carstens
601 Old Cheney Road Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: AGR Agricultural Residential

EXISTING LAND USE: Single-family Residential

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential	AGR
South:	Single-family Residential	AGR
East:	Single-family Residential	AGR
West:	Single-family Residential	AGR

HISTORY: FP#88210 Country Place 7th Addition was approved April 7, 1988 creating Lots 1 and 2, Block 1. This administrative plat re-subdivided Lots 1 and 2, Country Place Addition making Lot 2 slightly larger.

FP#86502 Country Place Addition was approved October 21, 1986 creating Lots 1 through 4, Country Place Addition.

ASSOCIATED APPLICATIONS: FP#02071 Hannan Addition, an administrative final plat under review to subdivide Lot 1, Country Place 7th Addition into two lots.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F15 - Guiding Principles from the Comprehensive Plan Vision

- The One Community Vision: An important relationship exists between the urban, rural and natural landscapes. Urban and rural development maximizes the use of land in order to preserve agriculture and natural resources.

Page F17 - Guiding Principles for the Urban Environment

- Overall Form: Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.

Page F18 - Guiding Principles for the Urban Environment

- Residential Neighborhoods: Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood.

Page F24 - Future Land Use Map

- This land is designated as Low Density Residential in the Land Use Plan.

Page F27 - Future Land Use Map Implementation

- Low Density Residential: Residential areas ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit. Such residential developments are often referred to as acreages.

Page F103 - Future Functional Classification: City Streets

- This map identifies Pine Lake Road from South 14th Street to approximately South 120th Street as an Urban/Rural Minor Arterial Street

UTILITIES: This area is within the Future Service Limit of the Comprehensive Plan. A connection fee would be required to connect to the 15" public sanitary sewer in Pine Lake Road. There is a 24" water main in Pine Lake Road, however it cannot be tapped to provide service to the proposed Lot 2.

TRAFFIC ANALYSIS: Pine Lake Road is classified as a minor arterial adjacent to this site. The Comprehensive Plan states that "This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. These are characterized by moderate to heavy traffic volumes" (page F103 - Minor Arterials).

Improvements are scheduled and funds are allocated in the City's Capital Improvement Program (CIP) over the next four years to widen Pine Lake Road to a four lane roadway. As a minor arterial, driveway access onto Pine Lake Road is restricted, and as a result the right of vehicular access was relinquished with the final plat of Country Place 7th Addition.

PUBLIC SERVICE: This area is served by City of Lincoln public safety services and by Lincoln Public Schools.

ANALYSIS:

1. This request is to change the zoning on a lot that is part of a larger, residentially-developed area between South 66th and South 70th Streets, north of Pine Lake Road. Adjacent to the north of this property is Country Meadows, an acreage development that was annexed in April of 1995 to allow the area to be served by municipal sanitary sewer service. Development is low density, single-family residential where the lots are approximately one acre in area or larger.

2. This change of zone request is accompanied by an administrative final plat which shows the 3.5 acre lot being divided to create a 2 acre lot and a 1.5 acre lot. If approved, the plat would allow for a more efficient use of land, and is supported by the Comprehensive Plan. It is the type of re-subdivision anticipated to occur within older, acreage developments as they become engulfed by the city and it becomes economical to do so. The more efficient use of land also results in better utilization of municipal infrastructure.

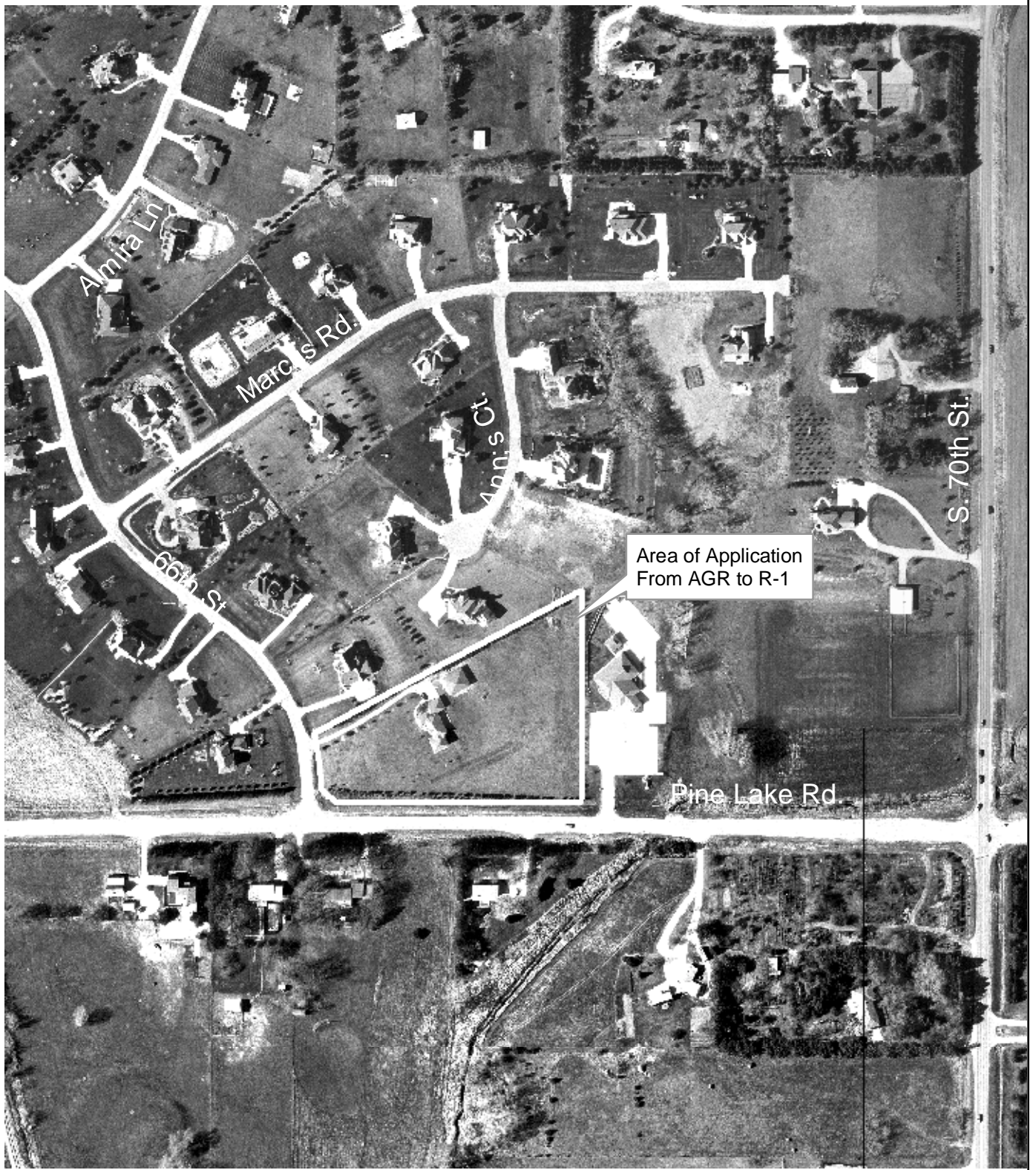
3. However, additional development in existing subdivisions must be done in a way that is consistent with surrounding uses and infrastructure. The proposed final plat does not acknowledge that the right of driveway access onto Pine Lake Road has been relinquished, and as shown does not provide access to Lot 2.

4. The final plat as presented shows the creation of lots of approximately the same size as others in the neighborhood. However, as the city continues to grow in this direction, it is likely there will be pressure to further subdivide these lots to R-1 density (9,000 square feet). This plat should be accompanied by a preliminary plat that shows how the R-1 density can be achieved at full build-out to ensure a plan is not approved that may prohibit this from happening in the future.

5. Further subdivision such as this is desirable, and results in a more efficient use of land and infrastructure. However, it must be done in a manner consistent with planned improvements and surrounding infrastructure. To ensure these issues are being considered, the applicant must provide a plan that demonstrates the proposed development is compatible in this regard. The Planning Staff will gladly meet with the applicants to discuss plans.

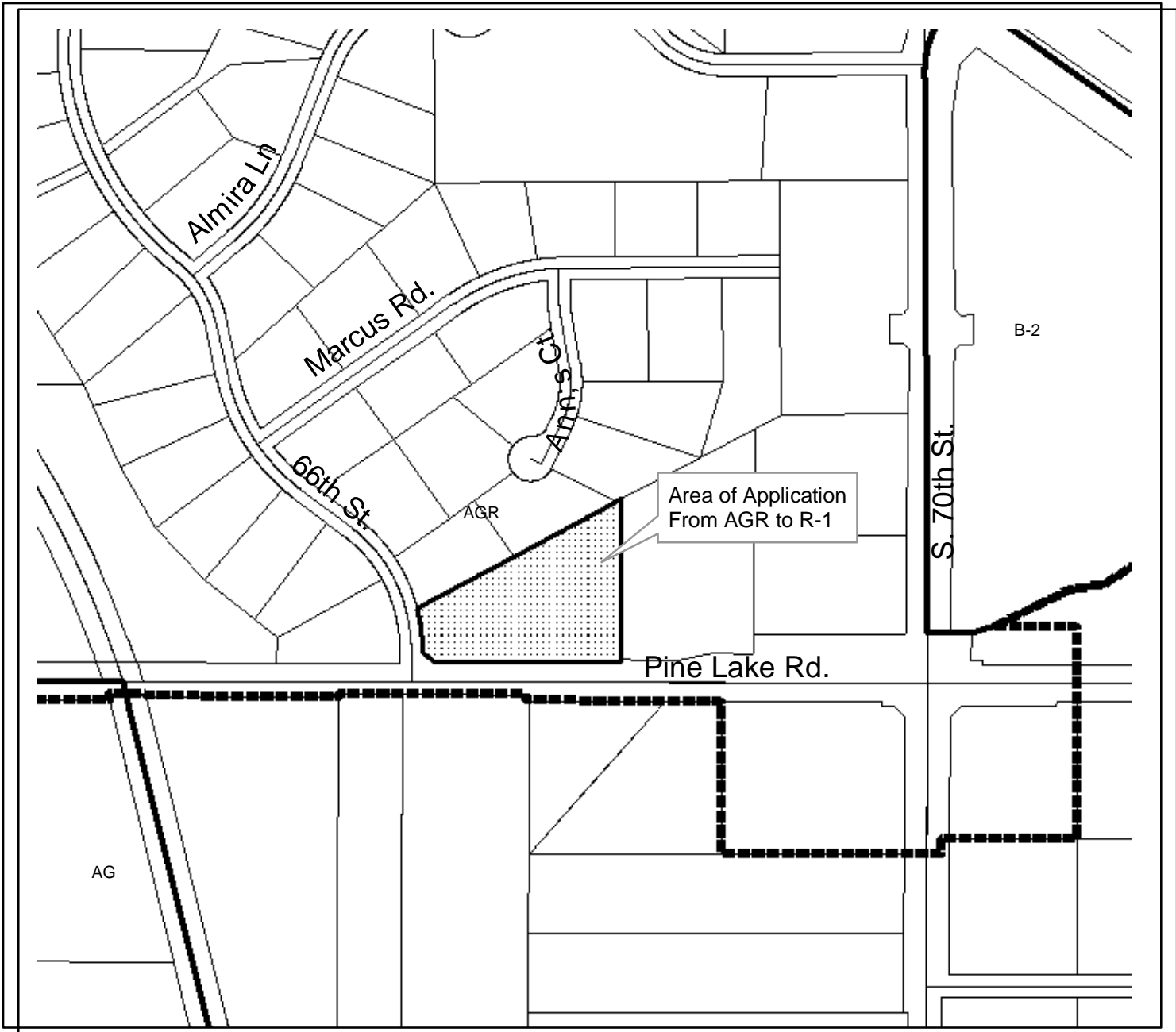
Prepared by:

Brian Will, AICP
Planner



Change of Zone #3385
S. 66th & Pine Lake Rd.

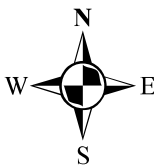
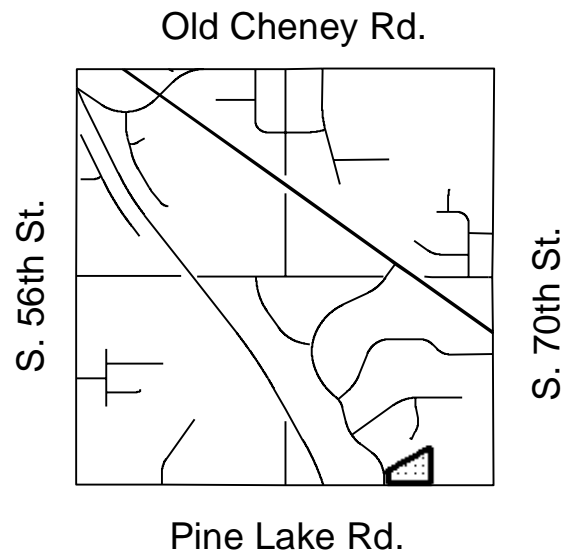
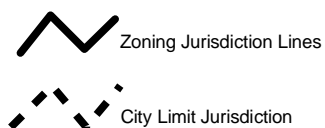




Change of Zone #3385 **S. 66th & Pine Lake Rd.** **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 16 T9N R7E



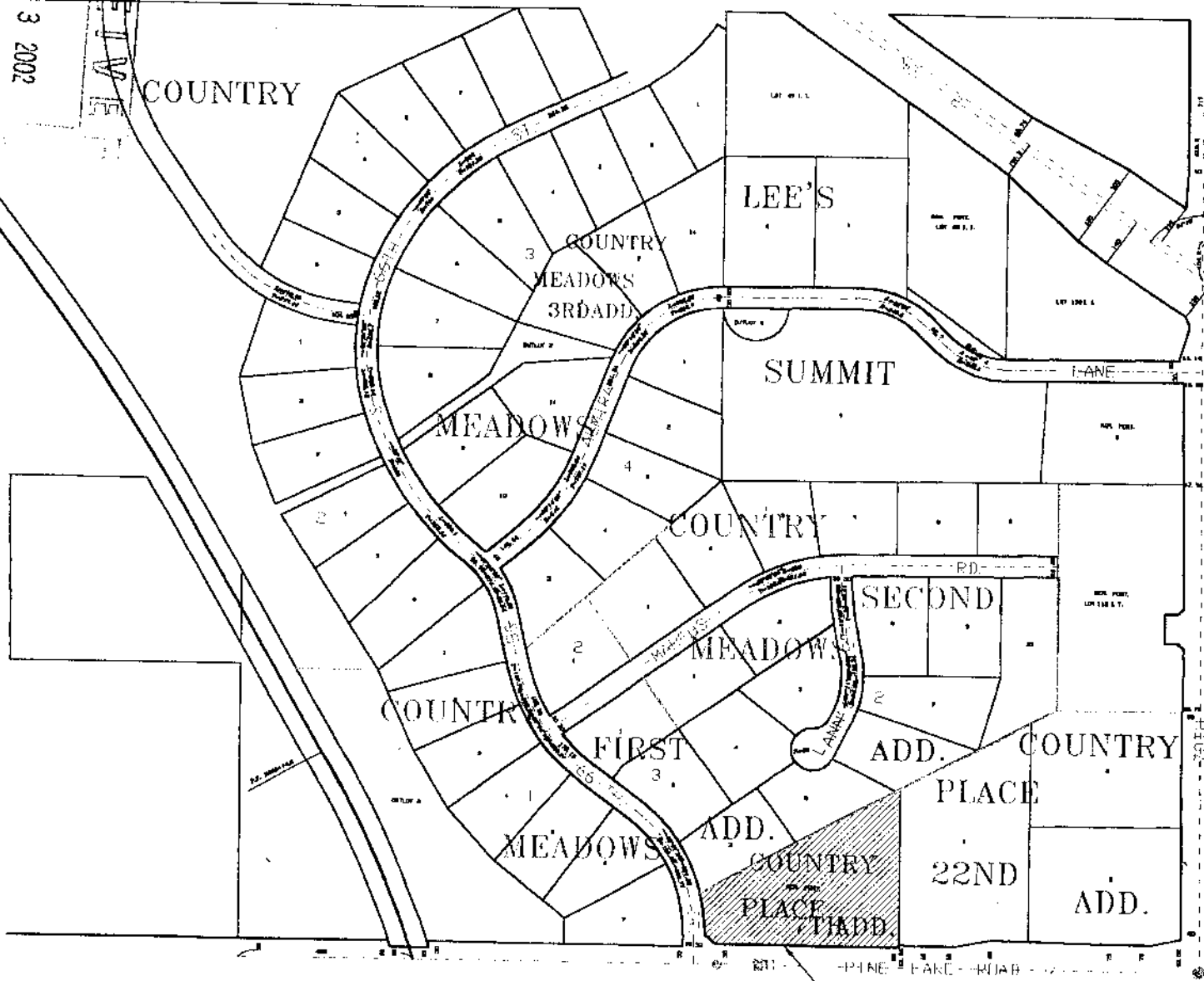
HANNAN ADDITION

CHANGE OF ZONE EXHIBIT
'AGR' TO 'R-1'

CITY OF ANCASTER
PLANNING DEPARTMENT

OCT 3 2002

LEGEND

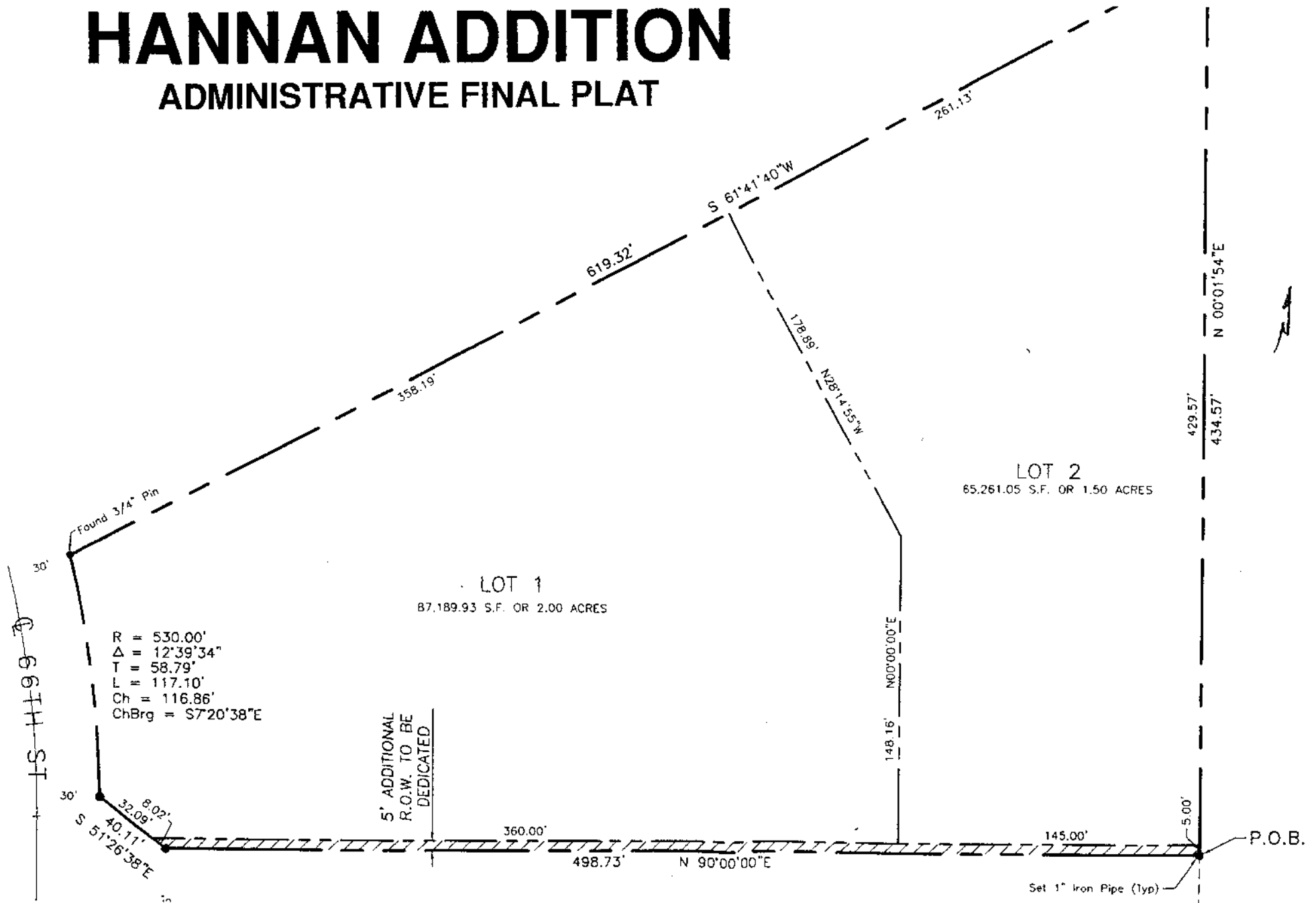


SCALE: NONE

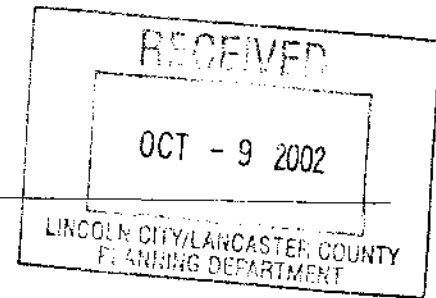
AREA OF
CHANGE OF ZONE

HANNAN ADDITION

ADMINISTRATIVE FINAL PLAT



M e m o r a n d u m



To: Brian Will, Planning Dept.

From: ^{BB} Bruce Briney, Public Works and Utilities

Subject: Administrative Final Plat #02071, Hannan Addition
Change of Zone #3385, Hannan Addition

Date: October 8, 2002

cc: Nicole Fleck-Tooze
Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Administrative Final Plat #02071 and the Application for Change of Zone #3385, Hannan Addition, located at South 66th Street and Pine Lake Road and has the following comments:

- Sanitary Sewer - Public sanitary sewer service to the proposed lots would require a connection fee to connect to the existing 15" sanitary sewer main in Pine Lake Road.
- Future improvements to Pine Lake Road will include a divided roadway with raised medians.

Public Works recommends denial of both the application for Administrative Final Plat #02071 and the application for Change of Zone #3385 for the following reasons:

- Water Main - The 24" water main in Pine Lake Road cannot be tapped to provide water service to the proposed Lot 2.
- The right of direct vehicular access from existing Block 1 Lot 1 of Country Place 7th Addition to Pine Lake Road was relinquished April 14, 1988.
- Change of Zone - Public Works objects to the application for change of zone from AGR to R-1 due to the relinquished right of direct vehicular access from existing Block 1 Lot 1 of Country Place 7th Addition to Pine Lake Road..